

Design & Access
Statement
2 Berkley Road,
London NW1 8YR

March

2022



Replacement of existing rear ground floor extension and formation of further glazed rear extension with steps down to existing patio area



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Figure 1 – Location of 2 Berkley Road, London NW1 8YR

1.0 INTRODUCTION

1.1 Summary of application

This application involves the replacement of an existing rear ground floor extension along with a further rear extension to the ground floor, both of which will be mainly glazed though with painted feature brickwork.

1.2 Site description

This property is located in the Primrose Hill Conservation Area. The property is an end of terrace residential dwelling built circa 1980 to match the adjacent period properties. It is arranged over five floors and has a small rear extension to the ground floor divided by a large party wall with 4 Berkley Road. There is an existing rear enclosed patio area, which is not proposed to be impacted on as part of this application.

2.0 PROPOSAL BACKGROUND

2.1 Planning history

Previously there was a detached dwelling on this site constructed around 1950 (see below image). This has since been demolished and the current property and the adjacent No4 were built to match the adjoining properties in the street. No planning history for this change has been found. The current building was then extended back in 2005 to widen the property over an existing ground floor structure, as detailed below in Figs 1 & 2.

2005/0878/P

1st floor side extension

Approved 4th May 2005

2005/3067/P

Two storey side extension

Approved 24th August 2005





Fig 1. Previous front elevation

Fig 2. Current front elevation (with previous extension)

3.0 PROPOSED DEVELOPMENT

3.1 General Design Principle

We have reviewed the Primrose Hill Conservation Area guidance with regard to new works. Whilst the style of the extension is more contemporary we have ensured that the materials chosen are sympathetic to the design of the original features of the property and don't detract from any more traditional features, though it should be noted that this in particular property is not in fact an original 'period' property.

The existing extended party wall between 2 and 4 Berkley Road will remain unchanged in depth and height, therefore the perspective from No4 will not be changed. The opposite boundary wall will be raised to enclose the new glazed extension, though will be built in facing London stock bricks to match the side façade of the property. This raised wall will not be visible from the street.

This new raised wall is adjacent to the rear of commercial retail units and is facing North therefore will not affect any sunlight currently enjoyed in this tiny already shaded area behind the shops. The upper residential flats are above the height of this wall therefore will not be impacted by our proposal.

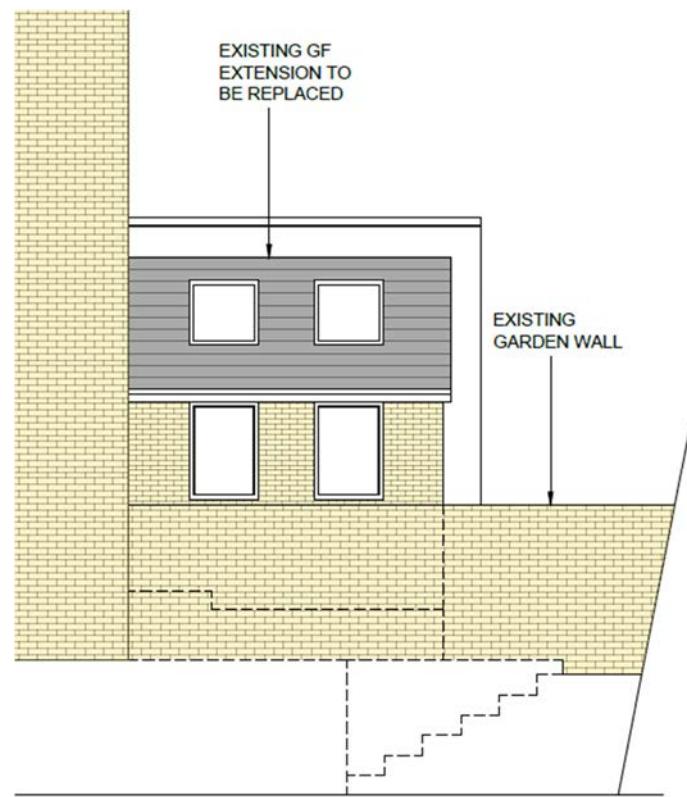
Below shows images of existing rear elevation (Fig 3) compared to the proposed shown as a CGI image (Fig 4)



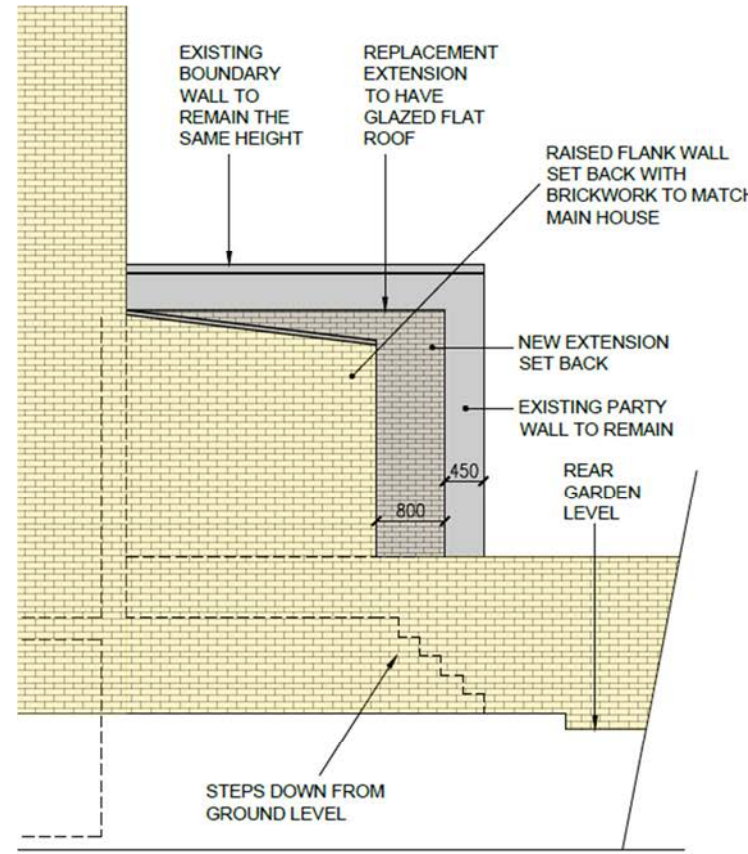
Fig. 3



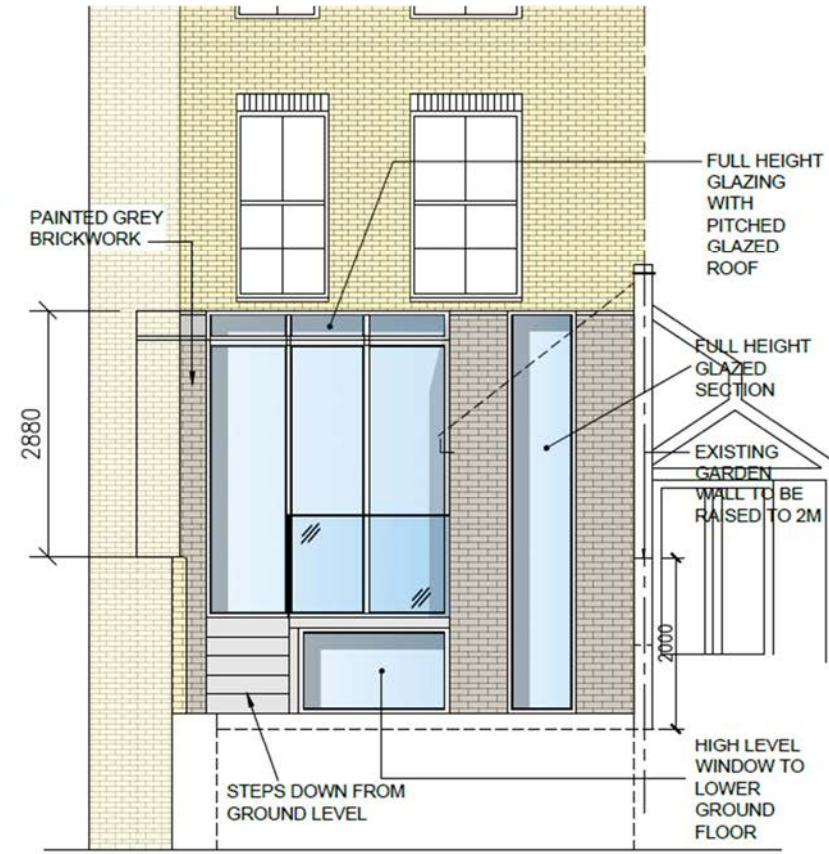
Fig 4



EXISTING SIDE ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED REAR ELEVATION
SCALE 1:100

The drawings above show the existing and the proposed side elevations with the raised wall enclosing the new extension, along with the proposed rear elevation. The raised wall will prevent overlooking into the rear of the commercial/residential units on Regents Park Road, currently possible from the existing rear extension side facing windows. This wall will provide more privacy for all parties.

We also propose to raise the shared party wall between 2 and 4 Berkley Road in order to provide privacy for both parties. Currently there is a very low wall of only around 500mm which provide no privacy to either garden space.

As outlined in the Conservation Area guidance, PH25 mentions about rear extensions being visible. In this case, there is no view point from the front street scene. PH26 further mentions that rear extensions should be 'unobtrusive' and 'no more than one storey in height'. This extension does not go beyond ground floor level, therefore we are maintaining the upper levels of the property and not detracting from the original façade which matches the adjacent properties in this section of the road.

You will note from the aerial image below in Fig 5, that this short terrace of properties is rather unique in the road and is 'sandwiched' between a church and the rear of commercial units on Regents Park Road. You also can see in Fig 6 below that the rear of this enclave of properties, there are a 'mismatch' of different buildings, both residential and commercial, therefore this addition to the ground and lower ground floor will have little impact on the wider residential areas.

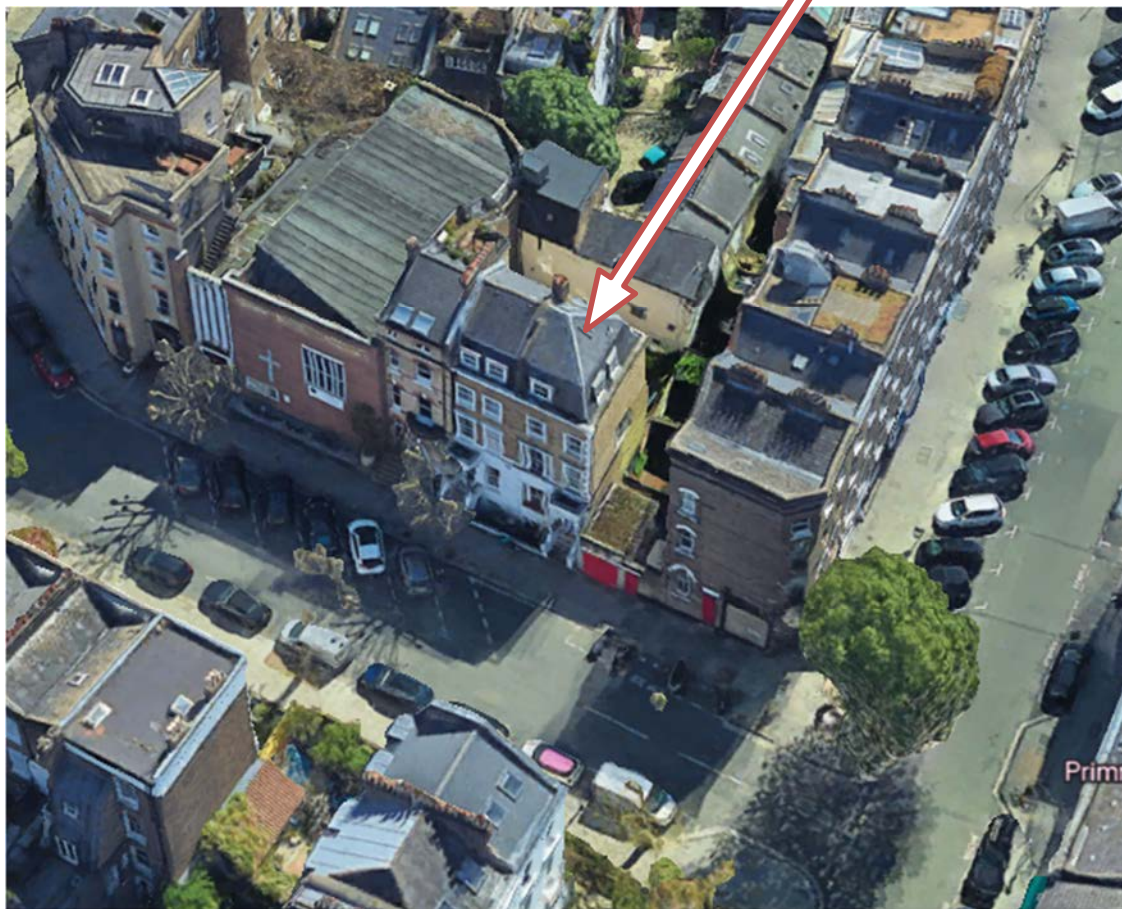


Fig. 5

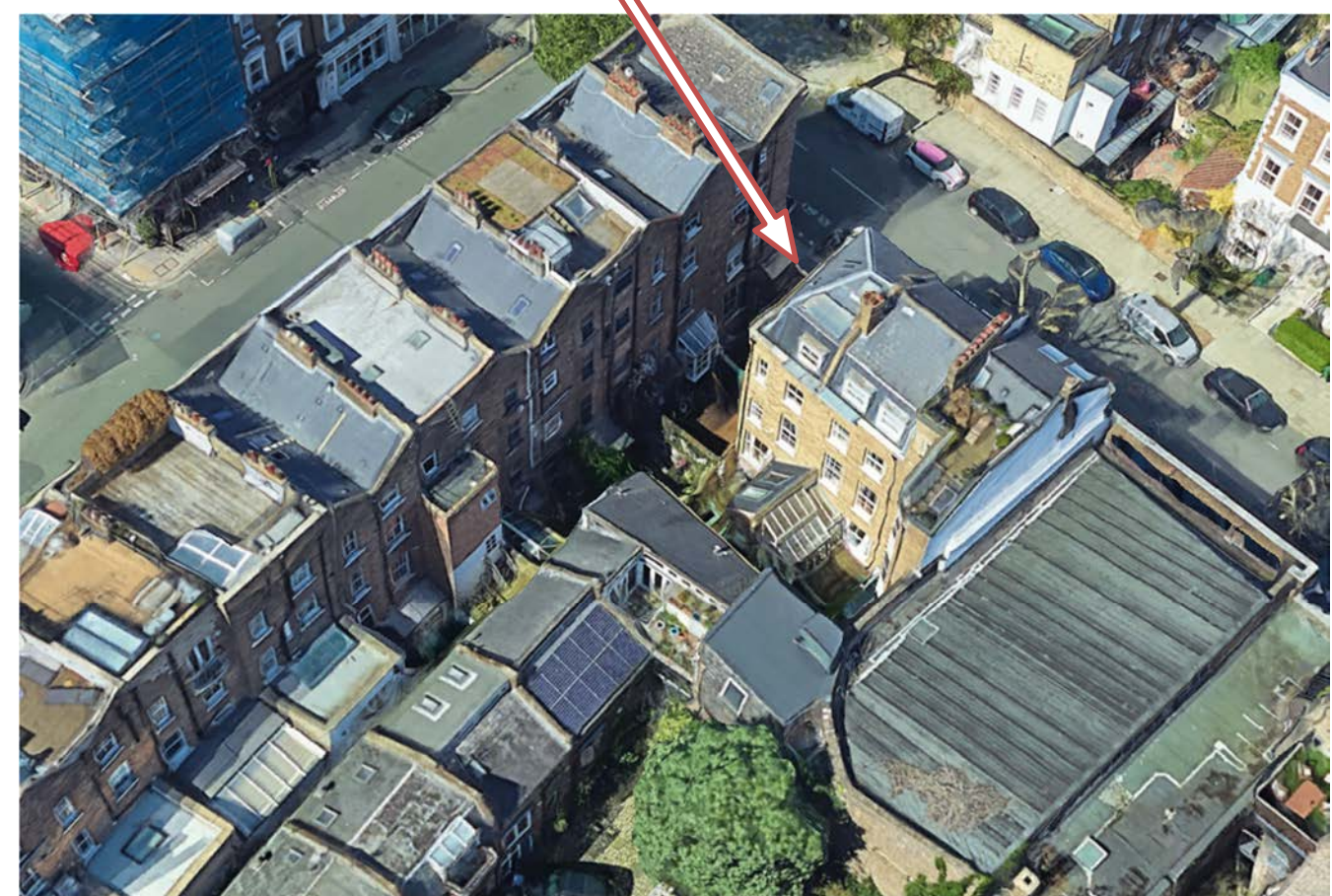
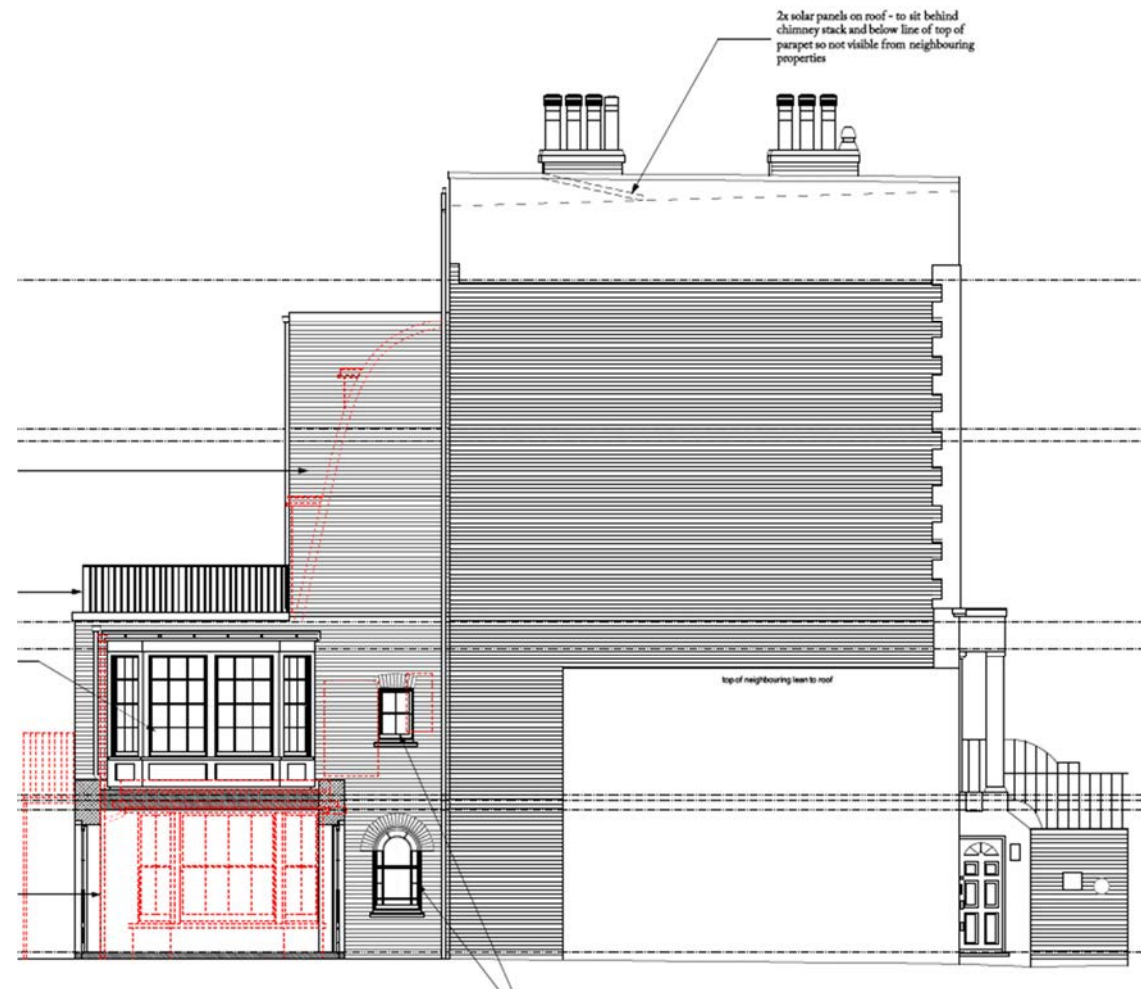


Fig. 6

PH30 mentions conservatories. Being mainly glazed, this extension could be considered in the same light as this. It mentions that such structures should only be at ground level and they should be ‘subordinate to the original building’, which in both cases we have done, which is further demonstrated by the transparent feel of the proposed extension, as shown above in Fig 4.

3.2 Comparison Applications

We have reviewed several properties in the area for comparative extensions. The ones below, although more traditional in appearance are more visible from the streetscene, but they demonstrate larger rear and side extensions beyond the original footprint of the buildings.



1 Berkley Road – Rear extension/alterations



174 Regents Park Road (opposite)



The properties on this page show examples of different styles of rear extensions. The one to the left is on Regents Park Road and demonstrates an example of brick and glass extension at ground floor level

Below to the rear of Gloucester Avenue (North of the site), shows a large array of different styles of extensions at lower ground and ground floor with some even extending to first floor level.



4.0 CONCLUSION

We feel our design has considered all relevant planning policies and the Primrose Hill Conservation Area design requirements and will have little or no effect on surrounding properties and the environment. We feel that considering the above and that our design is sympathetic and subordinate with both the main original property and adjoining properties, with **no impact** to the street scene, with exception to the additional front dormer, our application can be supported by Camden.